

APPROVED: Meeting No. 43-88

ATTEST: *Margaret B. Gleason*

MAYOR AND COUNCIL
ROCKVILLE, MARYLAND
MEETING NO. 37-88

September 27, 1988

The Mayor and Council of Rockville, Maryland, convened in worksession in the Council Chamber, Rockville City Hall, Maryland at Vinson, Rockville, Maryland on Tuesday, September 27, 1988.

PRESENT

Mayor Douglas Duncan

Councilman Steve Abrams

Councilman James Coyle

Councilwoman Viola Hovsepian

Councilman David Robbins

The Mayor in the Chair.

In attendance: City Manager Bruce Romer, Director of Planning Rick Kuckkahn, Chief Planner Larry Owens, Chief Planner Lisa Rother, Planner II Robert Spalding, Assistant to the City Clerk Nancy Gimble.

Re: Twinbrook Metro Area

Planner II Robert Spalding reviewed several alternatives to relieve traffic along the Rockville Pike Corridor (RPC), especially with development of the Twinbrook Metro Area in mind. The Mayor requested that Planning Department study the feasibility of a one-way street system and restriction of left-turn lanes in the Congressional Area as measures to reduce congestion and report back to the Council on their findings.

Planner II Robert Spalding discussed reasoning for rezoning the land in question to "mixed use" that would include residential,

commercial and retail. He explained that studies have shown that "residential" buildings located around Metro stations show a higher use of public transportation than "commercial." Due to these findings, he recommended that the City of Rockville take full advantage of the Metro by making residential a priority in planning for use in this area. He added that by reducing the parking standards (requiring fewer parking spaces) there would be an increase in Metro usage.

Councilman Coyle asked if this expectation of increased Metro usage could be a false assumption. Planner II Robert Spalding responded a) that roadways leading in and out of DC were near capacity, b) home-buyers who pay the premium to purchase a home by Metro, intend on taking advantage of public transportation, and c) increased office space located around the Metro in Bethesda will promote increased Metro usage.

A brief discussion followed concerning the current vacancy rate in office buildings in the Rockville area.

Planner II Robert Spalding recommended the following elements of the plan to develop the Twinbrook Metro Area:

1. Mandatory mixture of uses for optional method developments.
2. The designation of new residential areas in close proximity to Metro or near existing residential areas.
3. The placing of maximum limits on office parking that are below current minimum standards.
4. The establishment of build-to-lines along Rockville Pike.
5. Permit the use of air rights over City owned rights of way that serve to connect private developments.
6. The establishment of a pedestrian circulation system and secondary vehicular circulation system on the west side of Rockville Pike.

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Discussion by Mayor and Council followed each approach. The following requests were made of the Planning Department:

1. Prepare a summary of residentially zoned land and the potential number of units.
2. Evaluate methods of linking the approval of commercial development to the construction of housing by reviewing experiences of other jurisdictions.
3. Provide the modal split, to transit, of persons located in the residential complexes surrounding the Grosvenor Metro station.

Planner II Robert Spalding briefly discussed the economic impacts of redevelopment but added that analysis was not yet complete because the high-cost ownership did not allow rental residential housing to be a feasible option at this time. The Mayor asked that more information on home ownership be provided at the next meeting.

It was agreed by the Mayor and Council to incorporate Parking Standards of maximum 2.7 to apply to the Twinbrook Metro area only--all other areas will remain at their current level.

The Mayor and Council approved the plan for development of the Twinbrook Metro Area as presented and recommended by the Planning Department. They instructed City Attorney Paul Glasgow to prepare a Text Amendment and Map Amendment on behalf of the Mayor and Council which would include the following:

- a) a primarily residential zone along Jefferson Street
- b) changing the power to waive the retail requirements of the Rockville Pike Corridor (RPC) zone from the Planning Commission to the Mayor and Council

The Mayor and Council approved the schedule for future meetings as follows:

October 24, 1988	Release of Pike Plan, map and text amendments.
October 25, 1988	Filing of map and text amendments on behalf of the Mayor and Council.
November/December	Planning Commission review of text amendments.
December 8, 1988	Public hearings on plan, map and text amendments. Second night if needed.
December 13, 1988	Follow-up meeting, if needed.

Re: Executive Session

On the motion of Councilman Coyle, duly seconded and passed by unanimous vote of all present, the meeting adjourned at 9:30 p.m. and the Mayor and Council convened in Executive Session at 9:35 p.m. to discuss land disposition.

Re: Adjournment

There being no further business to come before the Mayor and Council in Executive Session, the meeting was adjourned at 10:00 p.m. to convene again on October 10, 1988 in General Session or at the call of the Mayor.